



40 Glen Drive, The Park, Cabinteely,
Dublin 18, D18 R6X0.

 **HUNTERS**
ESTATE AGENT

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BER C2



For Sale by Private Treaty

Hunters Estate Agent are delighted to launch to the market this wonderful 3 bed semi-detached property of c. 97 sq. m (1,044 sq. ft), which has been extensively upgraded to exacting standards by the current owners and is situated in a most convenient location within the much sought after, and family friendly, Park development in the heart of Cabinteely.

Accommodation briefly comprises of entrance hallway with bespoke under stairs storage. The hall opens into the open plan living, dining and kitchen area. This dual aspect space enjoys an abundance of light with picture window to the front and double doors to the garden. The sleek modern kitchen also has a door leading to the rear garden. Upstairs there are three bedrooms, all with upgraded built-in wardrobes and a fully remodelled and very spacious family bathroom. The property has benefited from a wealth of upgrades in recent years including new Rationel windows and front door, re-wiring with many new electrical features, upgraded kitchen and bathroom, upgraded internal doors and wardrobes, solid oak flooring, upgraded modern radiators and upgraded boiler, to name but a few.

The front of the property is approached via a driveway with off-street parking and a gravel and paving style front garden bordered by an assortment of hedging and shrubs. The gated side passage leads to the spacious rear garden, laid out in a low maintenance gravel and paving style patio area, ideal for al fresco dining or quiet relaxation in the summer months. High hedging at the rear provides a great deal of privacy. The garden also benefits from security lighting and a large garden shed.

The Park development is but a leisurely stroll to the villages of Cabinteely, Cornelscourt and Foxrock, all of which offer a fine selection of bijoux eateries, boutiques and specialist shops. Tesco at The Park and Dunnes Stores at Cornelscourt offer a wider range of shopping options. Carrickmines Retail Park and Dundrum Town Centre are a short drive away.

Glen Drive is adjacent to Cabinteely Park which offers woodland walks, a large playground, sports playing fields and a coffee shop alongside the historic Cabinteely House. Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness centre are all within very easy reach. There are several local GAA, soccer, rugby and hockey clubs nearby. Marine pursuits are available at nearby Dun Laoghaire Harbour.

The Park development also benefits from excellent transport links, including the LUAS at Carrickmines, N11 (QBC – routes 145, 84, 84X and 63) and M50 (Exit 13).

SPECIAL FEATURES

- » Fully renovated 3 bed semi-detached family home extending to c. 97 sq. m (1,044 sq. ft).
- » Quiet family friendly location adjacent to the Tesco store within the development.
- » Quality modern white vinyl kitchen with granite worktop and Neff appliances.
- » Gas fired central heating with upgraded Worcester boiler and 3 zone heating system.
- » Attractive double glazed Rationel windows and front door.
- » Quality built-in wardrobes in all bedrooms.
- » Fully remodelled and extended bathroom with high spec fittings and finishes.
- » Upgraded Merrion burglar alarm with sensors throughout.
- » Polished chrome switches and sockets throughout and integrated wiring for media.
- » Located adjacent to the wonderful Cabinteely Park.
- » Close to local schools, shops, recreational and leisure amenities.
- » Excellent transport links (N11, M50 and LUAS).





ACCOMMODATION

ENTRANCE HALL:

4.302m x 1.913m (14'1" x 6'3")

Hardwood cognac oak floor from the Hardwood Floor Company. Merrion alarm panel. Pop-out under-stairs storage by Bedroom Elegance. Recessed lighting. Door to:-

Open Plan Living, Dining & Kitchen Area:

LIVING & DINING ROOM:

8.604m x 3.364m (28'2" x 11'0") max measurement

Large reception room laid out with a living and dining area with picture bay window to the front and French doors opening to steps leading down to the rear garden. Hardwood cognac oak floor. Attractive upright anthracite grey radiators. Recessed lighting. Feature pendant lights over dining area.

KITCHEN:

3.547m x 2.951m (11'7" x 9'8")

Range of white vinyl fitted units incorporating illuminated black granite worktop areas and splash back. Feature peninsula incorporating the hob. Undermounted sink with mixer tap. Quality Neff appliances to include a self-cleaning oven, 5 ring induction hob, integrated dish washer, integrated fridge freezer, and an AEG washing machine / drier. Tiled floor. Door to rear garden.

Stairs to First Floor

LANDING:

3.358m x 2.166m (11'0" x 7'1")

Semi-hardwood oak floor. Hotpress with newly fitted insulated cylinder. Recessed lighting. Stira access to partially floored attic.

BEDROOM 1:

3.599m x 3.364m (11'9" x 11'0")

Wall to wall, floor to ceiling fitted quality Sliderobes with wood and mirror detail. Quality laminate wooden floor. Recessed lighting. Large window overlooking front garden.

BEDROOM 2:

3.985m x 3.60m (13'0" x 11'9")

Wall to wall, floor to ceiling shaker wardrobes with shelving detail. Semi-solid oak floor. Window overlooking rear garden.

BEDROOM 3:

2.562m x 2.056m (8'4" x 6'8")

Fitted wardrobes by Bedroom Elegance with hanging and pull-out drawers. Upright radiator. Semi-solid oak floor. Ceiling coving.

BATHROOM:

2.830m x 1.677m (9'3" x 5'6")

Upgraded and extended bathroom has Porcelanosa wall and floor tiling from Tilestyle. Thermostatically controlled NK Porcelanosa rain head shower with hand-held shower attachment. Quality Roca sanitary ware including large bath, oval porcelain wash hand basin and wall suspended WC. Chrome heated towel rail and underfloor heating. Luxurious illuminated mirror cabinet and custom-made floating vanity unit.



OUTSIDE:

The front of the property is approached via a driveway with off-street parking and a gravel and paving style front garden bordered by an assortment of hedging and shrubbery. The gated side passage leads to the spacious rear garden, laid out in a low maintenance gravel and paving style patio area. High hedging at the rear providing privacy as well as wall and fencing boundary. Security lighting in rear garden and a large garden shed.

BER DETAILS:

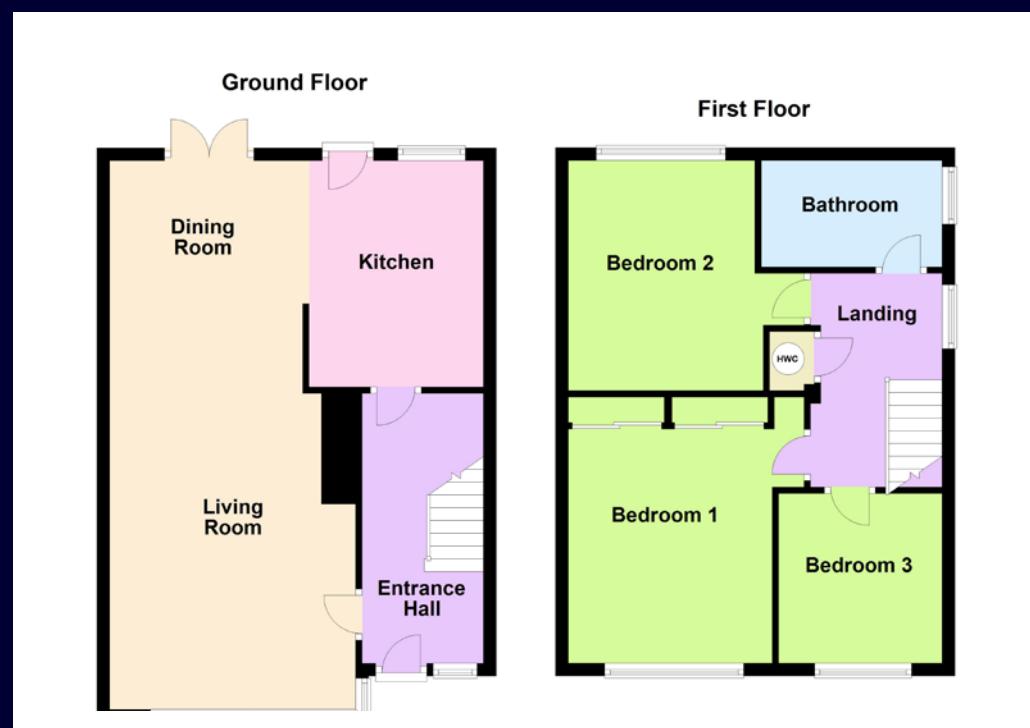
BER Rating: C2

BER Number: 106602642

Energy Performance Indicator: 180.34 kWh/m²/yr

VIEWING:

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock, Tel: 01 289 78 40. Email: foxrock@huntersestateagent.ie



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